

## ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

June 5, 1998

Kim Dellinger, Deputy Director  
 Cathy Creswell, Assistant Deputy Director  
 Division of Housing Policy Development  
 1800 3rd Street, Room 430  
 Sacramento, CA 95814

Dear Kim and Cathy,

It was a pleasure meeting with you last week and talking through the upcoming housing needs determination process. Your insights and information are greatly appreciated.

Paul Fassinger, Alex Amoroso and I have spoken about the process we would like to follow in distributing housing numbers to our member jurisdictions. Our intent is to incorporate the following elements:

- A video relating to housing needs and opportunities. This will showcase creative and successful strategies, and would be shown to policymaker, staff, interest groups and the public (through public access TV stations).
- Convening a committee of professional planners to develop needs assessment distribution methodology
- Housing briefing forums and white papers developed in conjunction with HCD
- Integrated programming with Bay Area housing advocates

We believe this holistic approach could pave the way to a less stormy process for our members and provide a textbook approach to this sticky subject matter. We hope to work closely with your office in developing this work program.

As a follow-up to our conversation, Paul, Alex and I have some requests. We are interested in any information you can send regarding methodologies, which in your experience are useful as models for our endeavor. In order to accomplish our objectives, we request that you advocate a six-month extension to our deadline. Finally, we ask that monies for our work be identified in the budget, or that we have greater clarity about how we will be reimbursed in a timely fashion for our work.

Mailing Address: P.O. Box 2000, Oakland, California 94612-2000      Tel: (415) 764-1000      Fax: (415) 764-1000      info@abag.org  
 Location: Union P. Bldg. MetroCenter, 111 Elgin Dr., Oakland, California 94612

## Appendix A

Hopefully, your experience with us in previous housing related issues can give you a level of comfort that we intend to do an excellent job with this process. Our “Blueprint for Housing” document has become a widely used educational tool, and our ongoing participation in legislative matters related to housing shows our commitment to this important planning issue. Please consider our requests and feel free to contact us if you have any comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Binger', with a long horizontal flourish extending to the right.

Gary Binger  
Deputy Executive Director

## ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



August 23, 1999

Cathy Creswell, Acting Deputy Director  
 Department of Housing and Community Development  
 1800 3<sup>rd</sup> Street, Room 430  
 Sacramento, CA 95814

Re: Regional Housing Needs Determination (RHND) Numbers

Dear Ms. Creswell,

Thank you for meeting with Paul Fassinger and me. We appreciate the time that you and Linda Wheaton spent with us in reviewing potential RHND numbers for the Bay Area region. ABAG is embarking on the distribution of regional need, and we are very interested in obtaining numbers from HCD as soon as possible. To that end, I would like to note and clarify several issues discussed at our meeting of August 18, 1999.

In reviewing the working draft numbers shown to us by your office, we noted that the vacancy rates identified for both ownership and rental units in the Bay Area appear to be too high. The Bay Area market is currently showing very low vacancy rates compared with those you have identified (1.5% ownership and 5% rental).

Statistics presented by your office suggest a decreasing household size over the next few years to 2.72 Persons/ House Hold. This downward shift in household density suggests a problem with the HCD methodology. Due to demographic changes in the Bay Area region, ABAG anticipates a higher number.

The number of "replacement" housing units as well as the "seasonal and withheld" units also appears high. The reason for this may be that the data source is the 1990 Census, and the Bay Area housing market has changed dramatically since that time.

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 Location: Joseph P. Bort MetroCenter 101 Eighth Street Oakland, California 94607-4756

## Appendix A

Paul and I believe that some adjustment in these areas is needed. We hope to confer further about the RHND numbers in the very near future. ABAG's Regional Needs process is contingent on receiving numbers from HCD. Our schedule was set based upon receiving numbers from HCD on July 1, 1999. Since we are still awaiting numbers from HCD, our schedule is on hold.

Please feel free to contact Paul or me if you have any questions. Thank you again for meeting with us.

Sincerely,



Alex Amoroso, Senior Planner

C: Eugene Leong, Executive Director  
Gary Binger, Deputy Executive Director  
Paul Fassinger, Research Director

## ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



September 24, 1999

Cathy Creswell, Acting Deputy Director  
California State Department of Housing and Community Development  
1800 3<sup>rd</sup> Street, Room 430  
Sacramento, CA 95814

Re: Regional Housing Needs Numbers for the Bay Area (ABAG Region)

Dear Ms. Creswell,

Thank you for meeting with us recently to discuss the Regional Housing Needs process and draft numbers. We have digested the information and spoken further with Linda Wheaton of your office. Several issues remain unresolved, and we are in need of information to evaluate the draft numbers your office is asking us to accept. The following bulleted items list our concerns and informational requests.

- There is a significant discrepancy between ABAG Projections through 2006 and the draft numbers from your office. While ABAG Projections show anticipated growth of approximately 24,000 units per year, HCD projections suggest a “housing need” of approximately 38,000 units per year. It is unclear how this difference between growth and need has been determined. To that end, we have requested information from Linda Wheaton about her assumptions and calculations to reach your figures. To date, we have not received the requested materials.
- It is unclear whether or not we need to gain approval of our methodology from your office prior to distributing numbers to our jurisdictions. We are currently gathering information related to what the Bay Area jurisdictions have accomplished in meeting their goals from 1989. We plan to incorporate this data into our methodology and use it to lessen burdens on those cities that have supplied low and very-low income housing units. We want to know if it is necessary to have your approval in how we accomplish this task.
- We are aware that part of the HCD calculations shows a drop in household size over the next Regional Housing Needs distribution period. This is in direct opposition to our own household size numbers (which show anticipated increases). Household size may be the biggest factor that impacts the differences in our numbers. We request that you re-evaluate this factor in your methodology.

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## Appendix A

We would like to agree upon a number that can be validly shown to positively impact availability of affordable housing. It is not clear to us that the current draft numbers draw a correlation between the number of units to be built, and the affordability of housing. Please understand that our concerns are twofold. We agree that affordable housing must be built in reasonable numbers, and we know that the regional number must have some basis in realism, even as a goal. Gary Binger and I would like to set a time to speak with you by phone, or in person to further negotiate through this process.

Thank you for your consideration of these matters. Feel free to contact me at 510.464.7955 so that we can meet.

Sincerely,



Alex Amoroso, Senior Planner

C: Eugene Leong, Executive Director  
Gary Binger, Deputy Executive Director  
Paul Fassinger, Research Director

## ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

December 21, 1999

Cathy Creswell, Acting Deputy Director  
 Department of Housing and Community Development  
 1800 3<sup>rd</sup> Street, Room 430  
 Sacramento, CA 95814

Re: Allocation of Regional Housing Needs shares to counties

Dear Cathy,

I would like to follow-up with you on our conversation recently regarding distribution of housing needs within unincorporated county lands. During that conversation, I noted that the ABAG Regional Housing Needs Determination (RHND) process was under way, and that we had released preliminary numbers to each jurisdiction. The results of the distribution, along with our methodology and other information are available on our web site [www.abag.ca.gov](http://www.abag.ca.gov) under the Planning Issues button. While we were speaking, I also raised the issue of units being assigned to counties in our region.

One of the concerns raised by each county and numerous cities is the large number of units assigned to the unincorporated areas. This concern has raised the following:

- Infrastructure availability in unincorporated areas
- Potential for promoting sprawl rather than compact development
- A majority of Bay Area counties have adopted policy or guidelines focussed on urbanized growth rather than growth in unincorporated areas.

To protect these interests, we are developing a method and policy framework for redistributing housing need responsibilities between the cities and counties at times of annexation. It appears that no process exists for redistribution of need, so ABAG will suggest a program that would include the following concepts:

- A separation of housing units within unincorporated areas that are identified within the sphere of influence (SOI) of each jurisdiction and those units identified outside of the SOIs.
- A method for redistributing those units in the SOIs between the city and county, upon annexation of land between jurisdictions.
- A method for calculating the housing need within a given geographical area by identifying its percentage of the actual SOI lands, and to be negotiated between the jurisdictions with no loss of overall housing need units.

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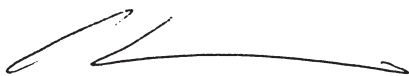


## Appendix A

We plan to proceed along this path and present such a program to our Executive Board on January 19 for their review. I understand that you will seek legal counsel from the State, to determine how this course of action might be undertaken. I will forward you our Executive Board packets related to this item as we work through it and look forward to working with you in this task.

Please feel free to contact me if you have any questions regarding this issue.

Sincerely,



Alex Amoroso, Senior Planner

C: ABAG jurisdictions  
Eugene Leong, Executive Director  
Gary Binger Planning Director  
Ken Moy, Legal Counsel



ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD

RESOLUTION 07-01

RESOLUTION AUTHORIZING ADOPTION OF REVISIONS  
TO THE ALLOCATION OF REGIONAL HOUSING NEEDS  
IN ACCORDANCE WITH THE APPEALS COMMITTEE

**WHEREAS**, the Association of Bay Area Governments (hereinafter "ABAG") is a joint powers agency formed pursuant to the agreement of its members and California Government Code §§ 6500, *et seq.*, and is the council of governments (COG) for the San Francisco Bay Area; and

**WHEREAS**, pursuant to the Housing Element Law ("Act") at California Government Code §§ 65580, *et seq.*, each COG and the California Department of Housing and Community Development (HCD) are required to determine the existing and projected housing needs in the COG's region; and

**WHEREAS**, each COG is further required to determine each city's and county's share of the regional housing needs; and

**WHEREAS**, ABAG has prepared and circulated, for public review and comment, a draft allocation of regional housing needs; and

**WHEREAS**, on November 16, 2000, the ABAG Executive Board adopted an allocation of regional housing needs; and

**WHEREAS**, ten (10) jurisdictions appealed their allocations, and on January 25, 2001, each appeal was considered by an Appeals Committee duly authorized by the Executive Board to hear such appeals; and

**WHEREAS**, the Appeals Committee rendered its decisions on the appeals as described in Attachment A, including revising the income distribution of the City of Richmond's allocation and a reduction of four hundred forty-one (441) units in the City of Alameda's allocation.

**NOW THEREFORE BE IT RESOLVED**, that the Executive Board of the Association of Bay Area Governments Executive Board hereby:

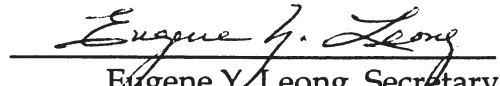
- (a) revises the income distribution of the City of Richmond's allocation in accordance with the Appeals Committee decision; and
- (b) does not revise the City of Alameda's allocation in any manner; and

- (c) authorizes staff to forward to the Department of Housing and Community Development the allocation of regional housing needs adopted on November 16, 2000, or revised by this resolution.

**PASSED AND ADOPTED THIS 15th day of March, 2001.**

**SIGNED:**

  
William J. "Bill" Carroll, President  
Treasurer

  
Eugene Y. Leong, Secretary-